



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Adopt Resolution Accepting Improvements in Century Meadows One, Unit No. 3, Tract No. 3289

**MEETING DATE:** March 15, 2006

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting the development improvements for Century Meadows One, Unit No. 3, Tract No. 3289.

**BACKGROUND INFORMATION:** Improvements at Century Meadows One, Unit No. 3, Tract No. 3289 have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and K & W Development, LLC, as approved by the City Council on November 3, 2004, and as shown on Drawings No. 002D148-01 through 002D148-20.

The subdivision is located north of Harney Lane, west of the Woodbridge Irrigation District Canal and adjacent to Century Meadows One, Unit No. 2. The development consists of 76 single-family residential lots. The landscape and irrigation improvements installed by this project along Harney Lane (5,380 square feet) are public and will be maintained by the City.

The streets to be accepted are as follows:

<u>Streets</u>	<u>Length in Miles</u>
Muirfield Drive	0.00*
Centennial Drive	0.10
Lexington Drive	<b>0.07</b>
Springhaven Way	0.08
Wildwood Drive	0.09
Glenbrook Drive	0.08
Canal Drive	0.18
Harney Lane	0.00'
<b>Total New Miles of City Streets</b>	<b>0.60</b>

\*The right-of-way dedications for Muirfield Drive and Harney Lane dedicated additional street width to existing streets. The Muirfield Drive and Harney Lane dedications did not add any additional miles of street to the City system.

The developer is entitled to reimbursement by the City for excess width street pavement improvements in Harney Lane in conformance with LMC 16.40 Reimbursement for Construction. Council, at its meeting on November 3, 2004, approved an appropriation of \$22,000 to cover the required reimbursements.

**FISCAL IMPACT:** There will be a slight increase in long-term maintenance costs. The estimated annual landscape maintenance is \$12,000 and it is funded by the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

**FUNDING AVAILABLE:** IMF – Local Streets Facilities (MTS1014) \$22,000

*Ruby R. Paiste*  
Ruby Paiste, Interim Finance Director

*Richard C. Prima, Jr.*  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer  
cc: City Attorney  
Street Superintendent(w/attachment)

Senior Civil Engineer - Development Services  
Senior Engineering Technician

Senior Traffic Engineer  
Chief Building Inspector

APPROVED: *Blair King*  
Blair King, City Manager

RESOLUTION NO. 2006-40

A RESOLUTION ~~OF~~ THE LODI CITY COUNCIL ACCEPTING  
A PORTION ~~OF~~ THE DEVELOPMENT IMPROVEMENTS  
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR  
CENTURY MEADOWS ONE, UNIT NO. 3, TRACT NO. 3289

The City Council of the City of Lodi finds:

1. That most requirements of the Improvement Agreement between the City of Lodi and K & W Development, LLC for the improvements in Century Meadows One, Unit No. 3, Tract No. 3289 have been substantially complied with. The improvements are shown on Drawing Nos. 002D148-01 through 002D148-20, on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on November 3, 2004; and
2. The streets to be accepted are as follows:

	<u>Length in Miles</u>
Muirfield Drive	0.00*
Centennial Drive	0.10
Lexington Drive	0.07
Springhaven Way	0.08
Wildwood Drive	0.09
Glenbrook Drive	0.08
Canal Drive	0.18
Harney Lane	0.00'
<b>Total New Miles of City Streets</b>	<b>0.60</b>


The right-of-way dedications for Muirfield Drive and Harney Lane dedicated additional street width to existing streets. The Muirfield Drive and Harney Lane dedications did not add any additional miles of street to the City system.

3. That the developer is entitled to reimbursement by the City for excess width street pavement improvements in Harney Lane in conformance with LMC 16.40 Reimbursement for Construction. The City Council approved an appropriation of \$22,000 to cover the required reimbursements at its meeting of November 3, 2004.

Dated: March 15, 2006

I hereby certify that Resolution No. 2006-40 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 15, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, and Mounce  
NOES: COUNCIL MEMBERS – None  
ABSENT: COUNCIL MEMBERS – Mayor Hitchcock  
ABSTAIN: COUNCIL MEMBERS – None

  
SUSAN J. BLACKSTON  
City Clerk

**CITY COUNCIL**

**SUSAN HITCHCOCK**  
Mayor

**BOB JOHNSON,**  
Mayor Pro Tempore

**JOHN BECKMAN**

**LARRY D. HANSEN**

**JOANNE MOUNCE**

# CITY OF LODI



**PUBLIC WORKS DEPARTMENT**  
CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
TELEPHONE (209) 333-6706 / FAX (209) 333-6710  
EMAIL [pwdept@lodi.gov](mailto:pwdept@lodi.gov)  
<http://www.lodi.gov>

**BLAIR KING,**  
City Manager

**SUSAN J. BLACKSTON.**  
City Clerk

**D. STEPHEN SCHWABAUER.**  
City Attorney

**RICHARD C. PRIMA, JR..**  
Public Works Director

March 16, 2006

K & W Development, LLC  
Dave Williams, Manager  
1213 W. Lockeford Street  
Lodi. CA 95240

SUBJECT: Century Meadows One, Unit No. 3

The City Council of the City of Lodi, at its meeting on March 15, 2006, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

The enclosed letter has been sent to your bank so the Letter of Credit covering faithful performance can be exonerated. The Letter of Credit covering labor and materials must remain in effect for a period of ninety days from the date of the resolution, in conformance with State law. On June 13, 2006, this instrument can be released if no claims have been filed.

If you have any questions, please contact Rebecca Areida. Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.

for  
F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Management Analyst  
Farmers & Merchants Bank

CITY COUNCIL  
SUSAN HITCHCOCK,  
Mayor  
BOB JOHNSON,  
Mayor Pro Tempore  
JOHNBECKMAN  
LARRY D. HANSEN  
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City Manager

SUSAN J. BLACKSTON,  
City Clerk

O. STEPHEN SCHWABAUER  
City Attorney

RICHARD C. PRIMA, JR.,  
Public Works Director

March 16, 2006

Farmers & Merchants Bank of Central California  
P.O. Box 3000  
Lodi, CA 95241

SUBJECT: Century Meadows One, Unit No. 3

The City Council of the City of Lodi, at its meeting on March 15, 2006, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Letter of Credit covering faithful performance. The Letter of Credit covering labor and materials must remain in effect until June 13, 2006 in conformance with State law. You will receive no further correspondence regarding the release of the Instrument of Credit.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.

F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: K & W Development, LLC  
City Clerk  
Management Analyst